

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: SIOUX CENTER
Local Government Number: 84G810

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIOUX CENTER UNIFIED URBAN RENEWAL	84066	9

TIF Debt Outstanding: 7,376,138

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	382	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	2,274,100
TIF Sp. Revenue Fund Interest:	928
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,275,028

Rebate Expenditures:	100,000
Non-Rebate Expenditures:	2,164,971
Returned to County Treasurer:	0
Total Expenditures:	2,264,971

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	10,439	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 5,100,728

Urban Renewal Area Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL
 UR Area Number: 84066

UR Area Creation Date: 11/1979

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded industrial and commercial development and blight remediation. See the Plan documents for more details.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SCENTER CITY/SCENTER SCH/UR/131 INCREM	84079	84080	38,433,739
SCENTER CITY/SCENTER SCH/UR-2 AFF HOUSING/127 INCREM	84108	84109	8,675,130
SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 (PELLA)/138 INCREM	84229	84230	0
SCENTER CITY AG/SCENTER SCH/IND PK AMEND #3/127-A AG INCREM	84271	84272	0
SCENTER CITY/SIOUX CENTER SCH/UR MALL AMEND 2/131-2 INCREM	84279	84280	2,071,307
SCENTER CITY/SCENTER SCH/ALL SEASON AMEND #5/138-5 TIF INCREM	84301	84302	0
SCENTER CITY/SCENTER SCH UR HWY 75 DEV AMND 3/131-3 INCREM	84335	84336	11,755,003
SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AMD 4/131-4 INCREM	84337	84338	17,041,361
SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #1/133 INCREM	84377	84378	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	51,591,030	58,980,260	15,486,710	0	-64,820	125,993,180	0	125,993,180
Taxable	0	28,753,503	53,082,234	13,938,039	0	-64,820	95,708,956	0	95,708,956
Homestead Credits									214

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **382** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

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TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **10,439** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For SIOUX CENTER UNIFIED URBAN RENEWAL

Library

Description:	Construct a new library on Main Ave
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Turn Lane

Description:	Construct turn lanes/signalization on Hwy 75 and 16th St SW for Wal-Mart
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Infrastructure

Description:	Water infrastructure for commercial development on 16th St SW
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 75 3rd Lane

Description:	Extend South Hwy 75 to a 3 lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

St Andrews Way

Description:	Construct St. Andrews Way in Commercial Park of Southridge Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Southridge Sewer

Description:	Sewer infrastructure for Southridge development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mall

Description:	Construct an enclosed retail downtown mall
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Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Southridge Development

Description:	Acquire recreation development area Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Event Center

Description:	Construct an event center to use for individual and corporate events
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Hospital Project Obligation

Description:	Help fund construction of hospital
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Hwy 75 Enhancements

Description:	Plan future enhancements to the Hwy 75 corridor
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

All Season Center

Description:	Addition to ASC for locker room and large meeting room
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Redevelop Old Hospital Site

Description:	Demolition and redevelopment of old hospital along Hwy 75
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

NW IA Research Facility Development Agreement

Description:	Expansion of facilities in Sioux Center
Classification:	Commercial-Medical
Physically Complete:	Yes

Payments Complete:	No
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Administrative Expenses

Description:	Staff Expenses and legal fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIOUX CENTER UNIFIED URBAN RENEWAL

2009 Refunding G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	400,000
Interest:	28,332
Total:	428,332
Annual Appropriation?:	No
Date Incurred:	04/27/2009
FY of Last Payment:	2018

2009 G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,305,000
Interest:	161,838
Total:	2,466,838
Annual Appropriation?:	Yes
Date Incurred:	10/01/2008
FY of Last Payment:	2019

2011 G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	265,000
Interest:	7,950
Total:	272,950
Annual Appropriation?:	No
Date Incurred:	08/24/2011
FY of Last Payment:	2016

2012 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	769,540
Interest:	7,695
Total:	777,235
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2017

2013 Refunding G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,678,835
Interest:	66,559
Total:	1,745,394
Annual Appropriation?:	No
Date Incurred:	05/01/2013
FY of Last Payment:	2022

Hospital Funding Obligation

Debt/Obligation Type:	Other Debt
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	11/30/2011
FY of Last Payment:	2016

2013 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	485,000
Interest:	4,850
Total:	489,850
Annual Appropriation?:	No
Date Incurred:	11/30/2013
FY of Last Payment:	2017

2014 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	224,152
Interest:	2,242
Total:	226,394
Annual Appropriation?:	No
Date Incurred:	11/30/2014
FY of Last Payment:	2018

2015 G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	583,000
Interest:	26,145
Total:	609,145
Annual Appropriation?:	No
Date Incurred:	07/15/2015
FY of Last Payment:	2019

NW IA Research Facility

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/01/2013
FY of Last Payment:	2016

Administrative Fees

Debt/Obligation Type:	Internal Loans
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Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	11/25/2014
FY of Last Payment:	2016

Non-Rebates For SIOUX CENTER UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	100,110
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Library

TIF Expenditure Amount:	72,351
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Turn Lane

TIF Expenditure Amount:	10,364
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Hwy 75 3rd Lane

TIF Expenditure Amount:	22,114
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	St Andrews Way

TIF Expenditure Amount:	2,866
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Water Infrastructure

TIF Expenditure Amount:	14,329
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Southridge Sewer

TIF Expenditure Amount:	603,388
Tied To Debt:	2009 G.O. Bond
Tied To Project:	Southridge Development

TIF Expenditure Amount:	143,691
Tied To Debt:	2009 Refunding G.O. Bond
Tied To Project:	Mall

TIF Expenditure Amount:	272,950
Tied To Debt:	2011 G.O. Bond
Tied To Project:	Event Center

TIF Expenditure Amount:	115,089
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	All Season Center

TIF Expenditure Amount:	250,000
Tied To Debt:	Hospital Funding Obligation
Tied To Project:	Hospital Project Obligation

TIF Expenditure Amount:	532,695
Tied To Debt:	2012 Internal Loan
Tied To Project:	Event Center

TIF Expenditure Amount:	1,050
Tied To Debt:	2013 Internal Loan

Tied To Project:	Event Center
TIF Expenditure Amount:	2,100
Tied To Debt:	2013 Internal Loan
Tied To Project:	St Andrews Way
TIF Expenditure Amount:	1,700
Tied To Debt:	2013 Internal Loan
Tied To Project:	Hwy 75 Enhancements
TIF Expenditure Amount:	1,252
Tied To Debt:	2014 Internal Loan
Tied To Project:	Event Center
TIF Expenditure Amount:	640
Tied To Debt:	2014 Internal Loan
Tied To Project:	St Andrews Way
TIF Expenditure Amount:	350
Tied To Debt:	2014 Internal Loan
Tied To Project:	Hwy 75 Enhancements
TIF Expenditure Amount:	7,932
Tied To Debt:	2015 G.O. Bond
Tied To Project:	Redevelop Old Hospital Site
TIF Expenditure Amount:	10,000
Tied To Debt:	Administrative Fees
Tied To Project:	Administrative Expenses

Rebates For SIOUX CENTER UNIFIED URBAN RENEWAL

527 21st St NE

TIF Expenditure Amount:	100,000
Rebate Paid To:	Northwest Iowa Research Facility LLC
Tied To Debt:	NW IA Research Facility
Tied To Project:	NW IA Research Faciltiy Development Agreement
Projected Final FY of Rebate:	2016

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR/131 INCREM
 TIF Taxing District Inc. Number: 84080

TIF Taxing District Base Year: 1979
 FY TIF Revenue First Received: 1984
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1979
Blighted	12/1979
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,484,680	33,908,030	4,580,910	0	-29,632	49,943,988	0	49,943,988
Taxable	0	6,400,827	30,517,227	4,122,819	0	-29,632	41,011,241	0	41,011,241
Homestead Credits									83

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,510,249	38,463,371	38,433,739	29,632	862

FY 2016 TIF Revenue Received: 1,122,012

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR-2 AFF HOUSING/127 INCREM
 TIF Taxing District Inc. Number: 84109

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,768,590	9,283,550	10,905,800	0	-1,852	27,956,088	0	27,956,088
Taxable	0	4,329,714	8,355,195	9,815,220	0	-1,852	22,498,277	0	22,498,277
Homestead Credits									39

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,200,242	22,498,277	8,675,130	13,823,147	401,985

FY 2016 TIF Revenue Received: 252,279

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 (PELLA)/138 INCREM
 TIF Taxing District Inc. Number: 84230
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	303,836	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY AG/SCENTER SCH/IND PK AMEND #3/127-A AG INCREM
 TIF Taxing District Inc. Number: 84272
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	151,629	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SIOUX CENTER SCH/UR MALL AMEND 2/131-2 INCREM
 TIF Taxing District Inc. Number: 84280

TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2004
Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,529,200	2,370,720	0	0	0	3,899,920	0	3,899,920
Taxable	0	852,276	2,133,648	0	0	0	2,985,924	0	2,985,924
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,828,613	2,071,307	2,071,307	0	0

FY 2016 TIF Revenue Received: 60,686

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/ALL SEASON AMEND #5/138-5 TIF INCREM
 TIF Taxing District Inc. Number: 84302

TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	356,530	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH UR HWY 75 DEV AMND 3/131-3 INCREM
 TIF Taxing District Inc. Number: 84336
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	10/2006
Blighted	10/2006
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,105,310	12,840,140	0	0	0	13,945,450	0	13,945,450
Taxable	0	616,027	11,556,126	0	0	0	12,172,153	0	12,172,153
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,190,447	11,755,003	11,755,003	0	0

FY 2016 TIF Revenue Received: 341,843

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AMD 4/131-4 INCREM
 TIF Taxing District Inc. Number: 84338
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2008

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,703,250	577,820	0	0	-33,336	30,247,734	0	30,247,734
Taxable	0	16,554,659	520,038	0	0	-33,336	17,041,361	0	17,041,361
Homestead Credits									76

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	315,690	17,041,361	17,041,361	0	0

FY 2016 TIF Revenue Received: 497,280

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #1/133 INCREM
 TIF Taxing District Inc. Number: 84378
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2012

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	399,170	0	0	0	0

FY 2016 TIF Revenue Received: 0